

## **PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD**

**MONDAY, APRIL 26, 2004**

**3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II**

The Historic Conservation Board met at 3:00 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with members Kirk, Raser, Senhauser, Spraul-Schmidt, and Wallace present. Absent: Bloomfield, Chatterjee, Kreider, and Sullebarger

### **MINUTES**

The minutes of the Monday, March 22, 2004 meeting approved as submitted (motion by Spraul second by Raser).

### **CERTIFICATE OF APPROPRIATENESS, 224 W. LIBERTY STREET, WINDOW REPLACEMENT, OVER-THE-RHINE HISTORIC DISTRICT**

Urban Conservator William Forwood presented the staff report on a proposal to replace windows at 224 W. Liberty Street, a contributing building in the Over-the-Rhine Historic District. He indicated that the staff report and recommendations were based on information available to the staff at that time. Mr. Forwood said that he had spoken with the applicant, Gale Smith, on Friday April 23, 2004 and that Mr. Smith indicated he would present at this meeting technical and financial information to justify the proposed treatment.

Mr. Forwood indicated that the north and east walls of the building have been screened by adjoining structures, but three have recently been declared public hazards and emergency demolition orders have been issued by the Department of Buildings & Inspections. In addition, the applicant has submitted applications for demolition permits on an additional seven buildings in anticipation of new construction, as yet undefined. In response to Mr. Raser, Mr. Forwood pointed out the ten properties on the CAGIS map included with the staff report.

Mr. Gale Smith of the Smith Family Foundation, architect John Greiwe and window contractor Scott Feld were present to answer questions from the Board. Mechanical contractor Norb Kinross was also present to discuss the installation of new HVAC equipment, not part of this review.

Mr. Smith indicated it would be difficult to meet the specifics of the guidelines within the financial constraints of the project. Mr. Greiwe distributed additional photographs of the building and an analysis of four alternate sash window treatments, with costs. The alternatives varied from standard vinyl windows with transoms to dark bronze aluminum units with shortened heads; none precisely fit their openings. Mr. Greiwe explained that in order to fully fill the existing openings, it would be necessary to upgrade to a commercial grade window, at a considerable increase in cost.

Mr. Raser questioned how the posts within window groups would be handled. Mr. Feld responded that they would be panned in vinyl or aluminum to match the window unit. In response to Mr. Kirk, Mr. Feld said the new windows would extend to the existing wood frame. The Board suggested that the applicant investigate the profile of such wood

elements now covered and develop compound profiles for the new panning. Ms. Spraul-Schmidt suggested that the applicant contact the Archdiocese and the Cincinnati Historical Society Library for records and historic photographs of the building.

There was general agreement that of the alternatives presented, the aluminum unit with minimal infill (Type D) was preferable, but there was insufficient information at this point to reach a final decision. Mr. Senhauser suggested that today's discussion be a preliminary review and that Mr. Smith should return for a formal determination when he was prepared to address the specific issues raised at this meeting. Mr. Smith concurred.

**ADJOURNMENT**

As there were no other items for consideration by the Board, the meeting adjourned.

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William L. Forwood  
Urban Conservator

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John C. Senhauser  
Chairman

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Date